



*Planning & Community Development.*

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**ADMINISTRATIVE ORDER#301941 – 3/19/14**  
**SITE SPECIFIC CODE INTERPRETATION (SEPA MITIGATION)**  
**19303 FREMONT AVENUE N**

**CODE SECTIONS: 20.30.353 – Master Development Plan Permit**

**I. REQUEST**

On March 4, 2014, CRISTA Ministries requested an administrative interpretation to an approved SEPA mitigation that states “CRISTA shall nominate the exterior of the high school and administration building for landmark status through the State Register of Historical Places.” Unfortunately, the State does not have a “Landmark” designation and cannot nominate exteriors of buildings only. CRISTA Ministries has requested changing the SEPA Mitigation to read, “CRISTA shall nominate the high school and administration building for the Washington Heritage Register through the Washington State Department of Archaeology & Historical Preservation”.

**II. FINDINGS:**

CRISTA Ministries is located at 19303 Fremont Avenue N.

The total site area is approximately 57 acres.

The Firlands Tuberculosis Sanatorium was opened in 1911 and patients were admitted into eight temporary buildings. In 1913, the administration building and hospital (now the High School) were constructed. The administration building and high school are the two biggest Tudor style buildings on the campus and generally the most notable for their unique architecture.

CRISTA moved to the site in 1949.

The site is developed with elementary, junior, and high schools, daycare, senior living, nursing care, broadcasting, and administrative offices.

CRISTA's Master Development Plan Permit was approved by Shoreline City Council on May 10, 2010. The Plan included a list of SEPA mitigations and a list of Master Plan conditions (see Attachment 1).

CRISTA revised their Master Plan on July 13, 2013 in response to an order by King County Superior Court on May 30, 2013 to remove the proposed practice athletic field from the Master Development Plan.

### III. ANALYSIS

There are two SEPA mitigations related to historical preservation in CRISTA's Master Development Plan. The first mitigation requires CRISTA to nominate the exterior of the high school building for landmark status through the State Register of Historical Places. Unfortunately, there is no such designation through the State. Additionally, the State does not nominate exteriors of buildings.

The second historical preservation mitigation states, "For structures identified in the Shoreline Historical Inventory List that are being modified/replaced: The applicant shall work with the Shoreline Historical Museum and King County's Historical Preservation Officer to implement a program that includes signage, photos, and narratives on the historical value of the property. The interpretive signage shall be accessible from the public sidewalk. The program must be approved before issuance of a permit involving structures in the historic core of the campus. In addition, substantial documentation should be done, using the standards and guidelines on the Historic American Building Survey (photos, plans and written history using archival stable media) for buildings proposed to be demolished and/or modified".

The intent of the first SEPA mitigation was an honorary nomination through the State of Washington to acknowledge the historical value and unique architecture of the two most prominent buildings on the CRISTA campus (the high school and administration buildings).

The intent of the second SEPA mitigation was for CRISTA to work with local historical organizations to design and implement a historical learning program that points out the historical value of the campus that can be accessed by all that pass by the campus.

The Washington State Department of Archaeology & Historic Preservation does have a program that is strictly honorary and raises the public awareness about historical and cultural values. The program is the Washington Heritage Register. The Washington Heritage Register is an official listing of historically significant sites and properties found throughout the State. The list is maintained by the Department of Archeology & Historic Preservation and includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in local or state history, architecture, archaeology, engineering or culture.

The effects of listing in or a determination of eligibility for listing in the Washington Heritage Register are parallel to the effects of listing in the National Register of Historic Places.

#### **IV. CONCLUSION**

CRISTA cannot comply with a SEPA mitigation measure that does not exist. The intent of the original SEPA mitigation measure was to require CRISTA to designate the high school and administration building to a known State historical preservation program while also allowing CRISTA to make necessary building and infrastructure improvements for the continued use of the buildings.

CRISTA's proposed amendment to the original SEPA mitigation meets the intent originally required by the City Council through the approval of the MDP.

#### **V. DECISION:**

The SEPA mitigation, "CRISTA shall nominate the exterior of the high school and administration building for landmark status through the State Register of Historical Places" shall be replaced with the following language: "CRISTA shall nominate the high school and administration building for the Washington Heritage Register through the Washington State Department of Archaeology & Historical Preservation".

  
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Director's Signature

3-20-14  
Date

Attachment 1 – SEPA mitigations and MDP conditions.

